

**CALENDAR ITEM
C04**

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02/20/15
PRC 7743.1
M.J. Columbus

GENERAL LEASE – RECREATIONAL USE

APPLICANT:

Lake Canyon Limited Partnership

AREA, LAND TYPE, AND LOCATION:

Sovereign land in Lake Tahoe, adjacent to 7260 North Lake Boulevard, near Tahoe Vista, Placer County.

AUTHORIZED USE:

Continued use and maintenance of four existing mooring buoys.

LEASE TERM:

10 years beginning October 15, 2014.

CONSIDERATION:

\$1,508 per year, with an annual Consumer Price Index adjustment.

SPECIFIC LEASE PROVISIONS:

Insurance:

Liability insurance in an amount no less than \$1,000,000 per occurrence.

Other:

The proposed lease contains a provision requiring the Applicant to obtain authorization from the Tahoe Regional Planning Agency (TRPA) for the mooring buoys within two years after the adoption of a Final Environmental Impact Statement (FEIS) for the Lake Tahoe Shorezone Ordinance Amendments and approval of the amended ordinances. This is a continuation of the process the Commission used from approximately 1995 to October 2008 when TRPA adopted an FEIS and Ordinance Amendments supported by the FEIS. In September 2010, the U.S. District Court invalidated the FEIS and nullified the Amendments. When additional information is available, Commission staff will advise the Commission on any suggested modifications to the process used by the

CALENDAR ITEM NO. **C04** (CONT'D)

Commission pending resolution of the TRPA FEIS and amended ordinance issues.

OTHER PERTINENT INFORMATION:

1. Applicant owns the two upland parcels adjoining the lease premises, Assessor's Parcel Numbers (APN) 117-110-017 and 117-110-018.
2. On June 7, 2004, the Commission authorized a 10-year General Lease – Recreational Use to Lake Canyon Limited Partnership for four existing mooring buoys adjacent to two contiguous littoral parcels. That lease expired on October 14, 2014. The Applicant is now applying for a new General Lease – Recreational Use.
3. The staff recommends that the Commission find that this activity is exempt from the requirements of the California Environmental Quality Act (CEQA) as a categorically exempt project. The project is exempt under Class 1, Existing Facilities; California Code of Regulations, Title 2, section 2905, subdivision (a)(2).

Authority: Public Resources Code section 21084 and California Code of Regulations, Title 14, section 15300 and California Code of Regulations, Title 2, section 2905.

4. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code section 6370 et seq., but such activity will not affect those significant lands. Based upon the staff's consultation with the persons nominating such lands and through the CEQA review process, it is the staff's opinion that the project, as proposed, is consistent with its use classification.

EXHIBITS:

- A. Land Description
- B. Site and Location Map

RECOMMENDED ACTION:

It is recommended that the Commission:

CEQA FINDING:

Find that the activity is exempt from the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15061 as a categorically exempt project, Class 1, Existing Facilities; California Code of Regulations, Title 2, section 2905, subdivision (a)(2).

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SIGNIFICANT LANDS INVENTORY FINDING:

Find that this activity is consistent with the use classification designated by the Commission for the land pursuant to Public Resources Code section 6370 et seq.

AUTHORIZATION:

Authorize issuance of a General Lease – Recreational Use to Lake Canyon Limited Partnership beginning October 15, 2014, for a term of 10 years, for the continued use and maintenance of four existing mooring buoys as described in Exhibit A and shown on Exhibit B (for reference purposes only) attached and by this reference made a part hereof; annual rent in the amount of \$1,508, with an annual Consumer Price Index adjustment; and liability insurance with coverage in an amount no less than \$1,000,000 per occurrence.

EXHIBIT A

PRC 7743.1

LAND DESCRIPTION

Two parcels of submerged land situate in the bed of Lake Tahoe, lying adjacent to Lot 4 of fractional Section 13, Township 16 North, Range 17 East, MDM., as shown on Official Government Township Plat approved November 10, 1865, County of Placer, State of California, and more particularly described as follows:

Two circular parcels of land being 50 feet in diameter, underlying two existing buoys adjacent to those parcels as described in that Grant Deed recorded June 13, 2003 in Document Number 2003-0096533 of said County.

Accompanying plat is hereby made part of this description.

END OF DESCRIPTION

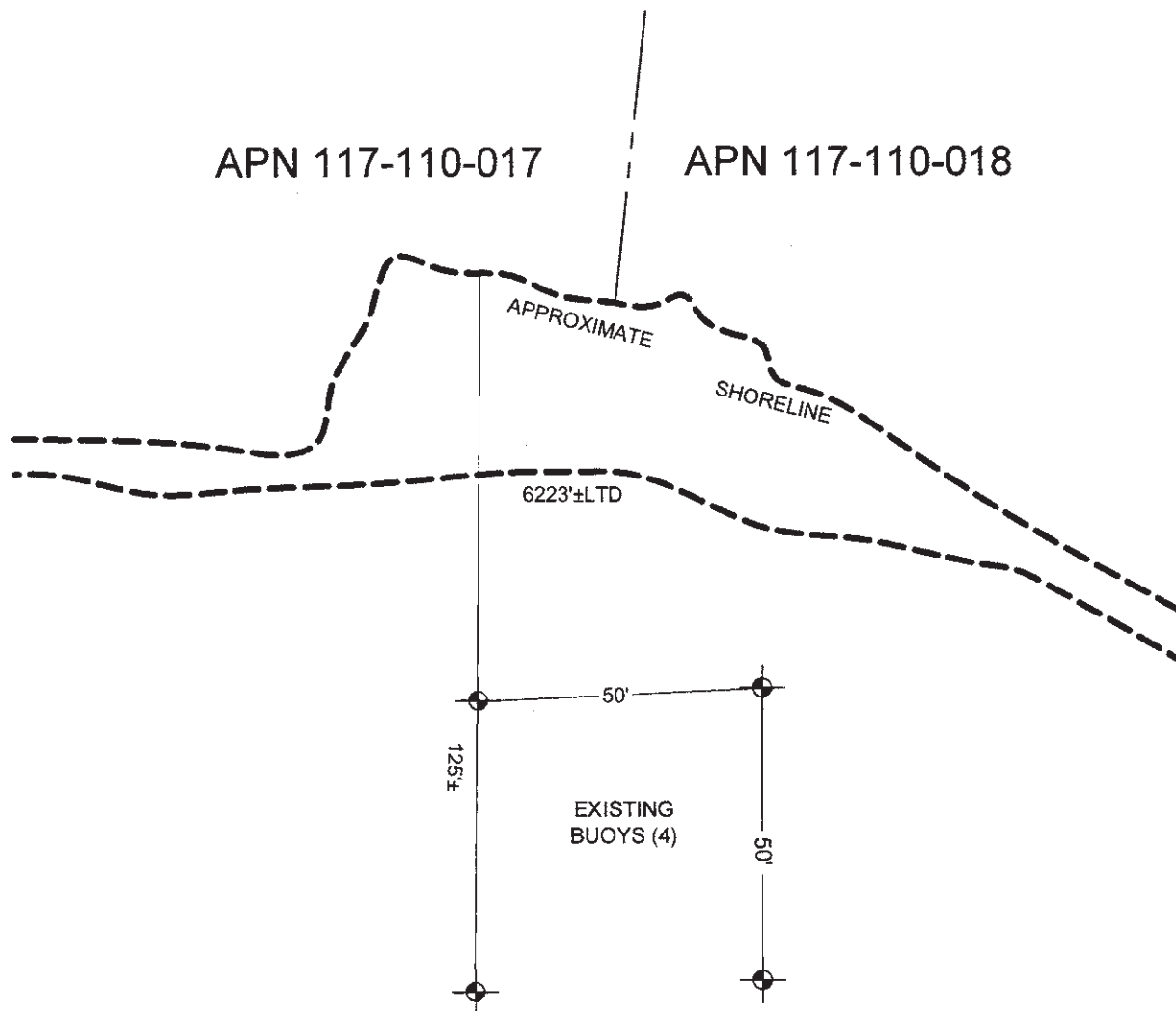
Prepared January 20, 2015 by the California State Lands Commission Boundary Unit.





APN 117-110-017

APN 117-110-018



L A K E

T A H O E

EXHIBIT A

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LAND DESCRIPTION PLAT
PRC 7743.1
LAKE CANYON LIMITED PARTNERSHIP
PLACER COUNTY

CALIFORNIA STATE
LANDS COMMISSION

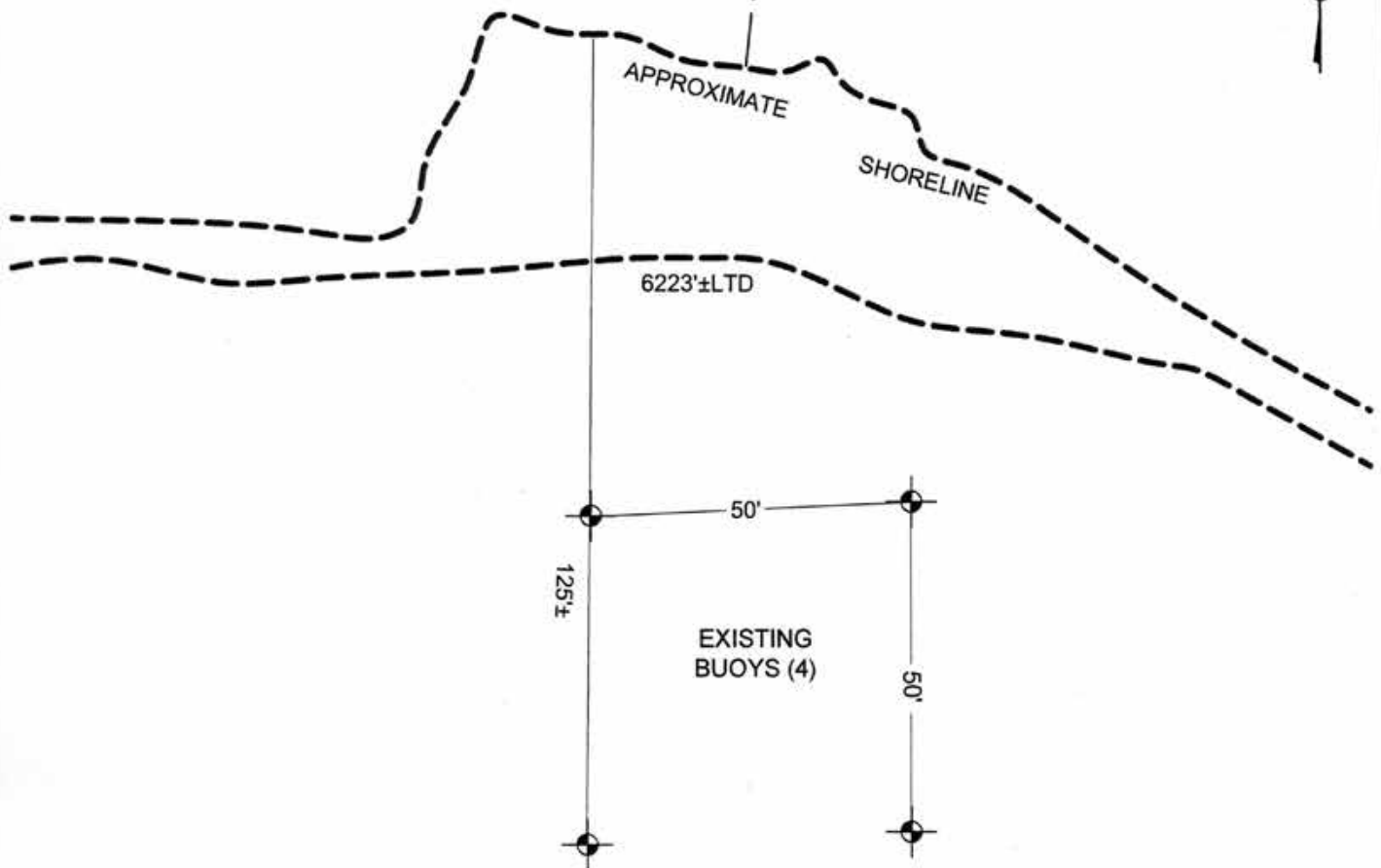


NO SCALE

SITE

APN 117-110-017

APN 117-110-018



7260 NORTH LAKE BLVD., NEAR TAHOE VISTA

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

This Exhibit is solely for purposes of generally defining the lease premises, is based on unverified information provided by the Lessee or other parties and is not intended to be, nor shall it be construed as, a waiver or limitation of any State interest in the subject or any other property.

Exhibit B

PRC 7743.1

LAKE CANYON

LIMITED PARTNERSHIP

APN 117-110-017 & 018

GENERAL LEASE -

RECREATIONAL USE

PLACER COUNTY



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